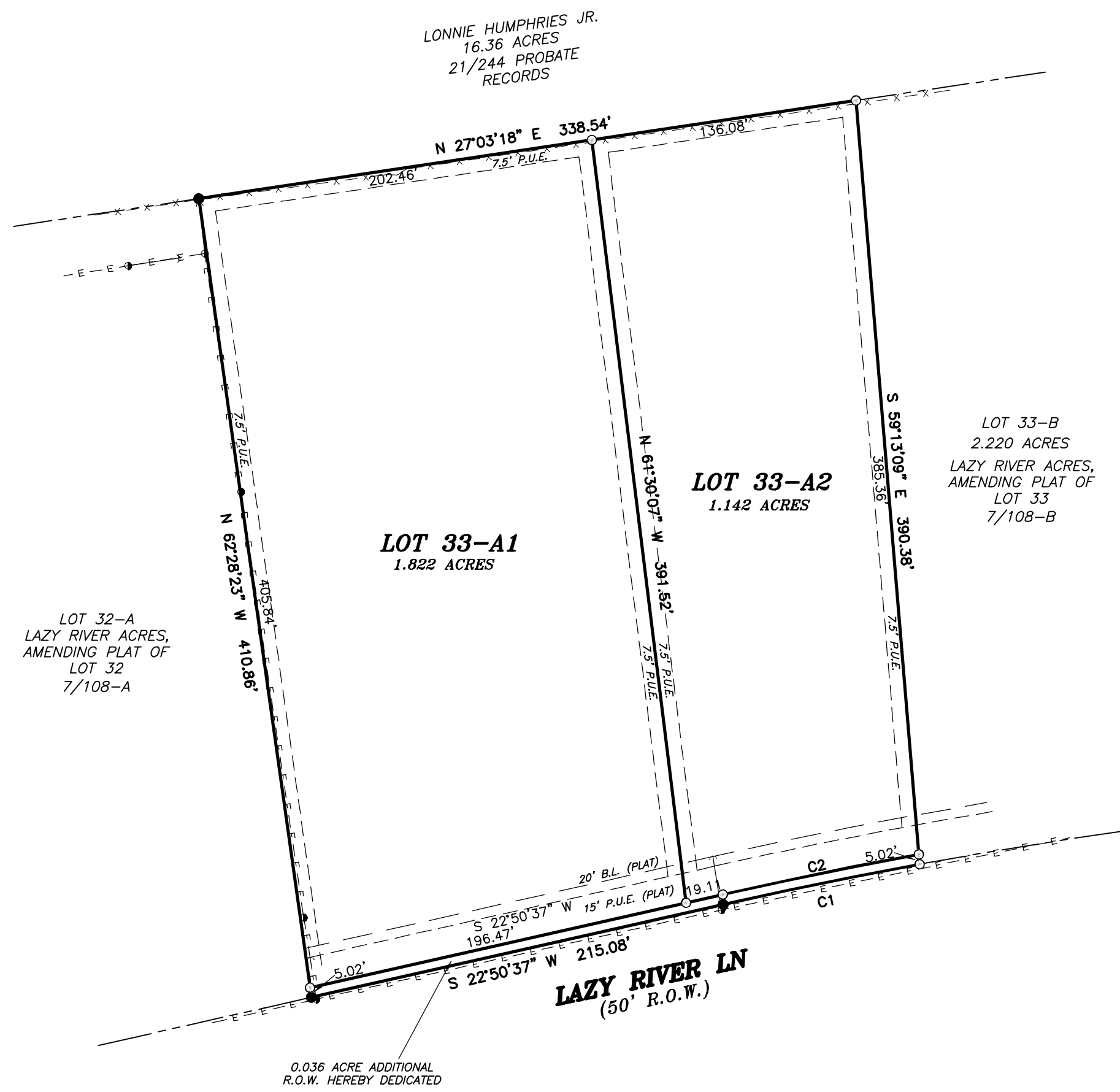
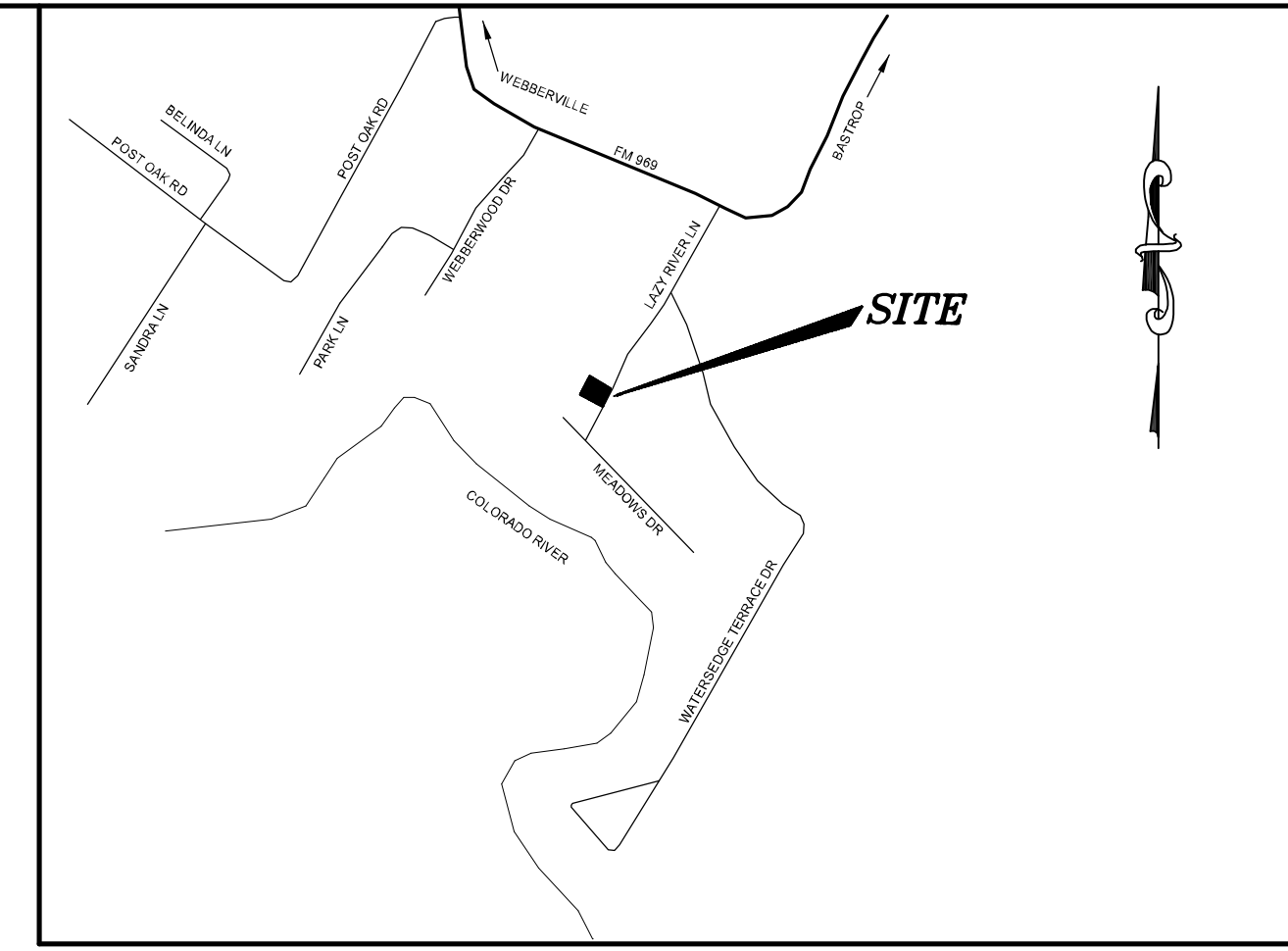
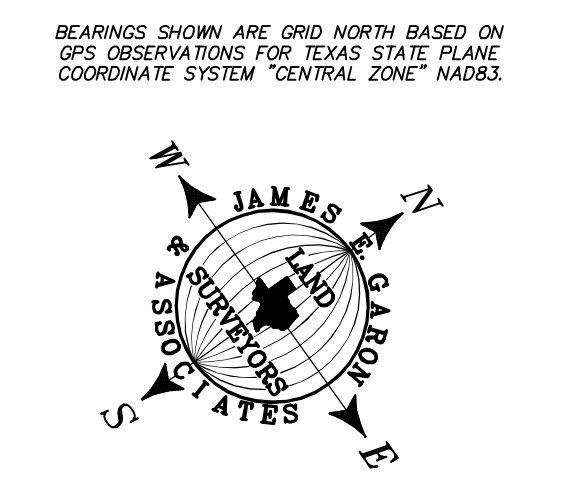


# LAZY RIVER ACRES, AMENDING PLAT OF LOT 33-A OF THE AMENDING PLAT OF LOT 33



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2563.42	1102.21	102.20	S 23°58'53\"/>	
C2	2568.42	1102.00	101.99	S 23°59'29\"/>	

LOT SUMMARY	
LOT 33-A1	1.822 ACRES
LOT 33-A2	1.142 ACRES
R.O.W.	0.036 ACRE
<b>TOTAL</b>	<b>3.000 ACRES</b>



**LOCATION MAP**  
NOT TO SCALE

**PLAT NOTES:**

- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISIONS, LAZY RIVER ACRES, AS RECORDED IN PLAT CABINET 1, PAGE 50A, AND LAZY RIVER ACRES, AMENDING PLAT OF LOT 33 AS RECORDED IN PLAT CABINET 7, PAGE 108-B, PLAT RECORDS BASTROP COUNTY, TEXAS.
- ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF-WAY. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE WELL.
- EACH LOT SHALL HAVE A 50' WATER WELL SETBACK ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR SAME. IF NOT SPECIFIED HEREIN, FURTHER INFORMATION AND REGISTRATION OF ON-SITE WATER WELLS IS OBTAINED AND ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
- INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.
- IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COURT ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
- UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT AND/OR THE COUNTY ENGINEER.
- NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
- ANY OBSTRUCTION IN THE COUNTY AND/OR TXDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR ETJ OF ANY MUNICIPALITY.

STATE OF TEXAS }  
COUNTY OF BASTROP }

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, GH LAZY RIVER ELGIN LLC, ACTING BY AND THROUGH TREVOR DALLAS, ITS MEMBER, BEING THE OWNER OF A 3.000 ACRES, BEING LOT 33-A, LAZY RIVER ACRES, AMENDING PLAT OF LOT 33, A SUBDIVISION IN BASTROP COUNTY, TEXAS AS RECORDED IN PLAT CABINET NO. 7, PAGE 108-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT #202107644 OF THE OFFICIAL RECORDS, BASTROP COUNTY, TEXAS, DO HEREBY AMEND SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

**LAZY RIVER ACRES, AMENDING PLAT OF LOT 33-A  
OF THE AMENDING PLAT OF LOT 33**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

TREVOR DALLAS  
MEMBER  
GH LAZY RIVER ELGIN LLC  
3005 STRATFORD DRIVE  
AUSTIN, TEXAS 78746

STATE OF TEXAS }  
COUNTY OF BASTROP }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TREVOR DALLAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

JAMES E. GARON 11-08-2024  
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS }  
COUNTY OF BASTROP }

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.

DEPUTY WITNESS MY HAND AND SEAL OF OFFICE OF THE CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

DEPUTY \_\_\_\_\_ KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

STATE OF TEXAS }  
COUNTY OF BASTROP }

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET \_\_\_\_\_, PAGE \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

DEPUTY \_\_\_\_\_ KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

STATE OF TEXAS }  
COUNTY OF BASTROP }

I, JAMES E. GARON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.

\_\_\_\_\_ 12/27/2023  
DATE  
JAMES E. GARON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 4303  
185 MCALLISTER ROAD  
BASTROP, TEXAS 78602  
PH. 512-303-4185 FAX 512-321-2107  
JAMESGARON.COM

**UTILITY SERVICE PROVIDERS:**

WATER SERVICE IS PROVIDED BY: AQUA WATER SUPPLY CORPORATION  
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES  
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

**FLOOD PLAIN NOTE:**

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0200F, EFFECTIVE JANUARY 6, 2016 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.

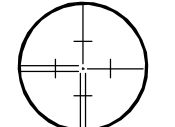
**AQUA WATER NOTE:**

AS OF THE DATE INDICATED BELOW, THIS SUBDIVISION QUALIFIES FOR WATER SERVICE PROVIDED BY AQUA WATER SUPPLY CORPORATION PURSUANT TO THE PROVISIONS OF AQUA'S TARIFF. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION, NOT AQUA WSC, TO INSTALL ALL WATER LINES WITHIN THE SUBDIVISION THAT ARE NECESSARY TO CONNECT TO AQUA'S SYSTEM AND PROVIDE WATER SERVICE TO INDIVIDUAL LOTS. IN THE EVENT THE DEVELOPER HAS NOT EITHER CONSTRUCTED THE INTERNAL WATER LINES OR PRESENTED A LETTER OF CREDIT TO AQUA TO ACCOMPLISH SAME, THE SUBDIVISION MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH RESTRICTIVE COVENANTS ARE CONTEMPORANEOUSLY FILED IN THE REAL PROPERTY RECORDS OF THE APPROPRIATE COUNTY. AQUA'S COMMITMENT TO SUPPLY WATER TO THIS SUBDIVISION IS SUBJECT TO THE WATER SERVICE TO SUBDIVISIONS PROVISIONS WHICH ARE CONTAINED IN ITS TARIFF. AFTER PURCHASING A LOT, THE OWNER OF THE LOT SHOULD ARRANGE WITH AQUA TO HAVE A METER SET, PAY ALL APPLICABLE FEES AT THAT TIME, AND BECOME A MEMBER OF AQUA.

\_\_\_\_\_ DATE  
DACY CAMERON  
INTERIM GENERAL MANAGER  
AQUA WATER SUPPLY CORPORATION

**LAZY RIVER ACRES,  
AMENDING PLAT OF LOT 33-A  
OF THE AMENDING PLAT OF LOT 33**

FIELD BOOK: B-578/15, B-627/68 & B-648/43  
FILE: Server\Co\Bastrop\Subd\Lazy River Acres\36621-Plat\67723-Plat.dwg



**JAMES E. GARON & ASSOC.**  
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